

PROPERTY OWNERS ASSOCIATION 5<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**WESTON OAKS HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas           §

County of Bexar       §

1.     Name of Subdivision:           Weston Oaks
2.     Subdivision Location:        Bexar County
3.     Name of Homeowners Association:   Weston Oaks Homeowners Association, Inc.
4.     Recording Data for Association:   Plat Records are in Volume 9619, Pages 223-225, Volume 9620, Page 1, Volume 9620, Pages 7-9 of the Official Public Records of Bexar County, Texas.
5.     Recording Data for Declaration:   Declaration of Covenants, Conditions and Restrictions for Weston Oaks, Units 1 and 5 is filed at Bexar County Records under Document Number 20110050908. First Amendment to Declaration of Covenants, Conditions and Restrictions for Weston Oaks, Units 1 and 5 is filed at Bexar County Records under Document Number 20110060706.

Weston Oaks Homeowners Association, Inc. Bylaws are filed under Document No. 20110050909

Weston Oaks Homeowners Association, Inc. Articles of Incorporation filed under Document No. 360885290002

6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The below Weston Oaks Homeowners Association, Inc. policies, resolutions and guidelines are filed under Document No. 20180233491:

Billing Policy and Payment Plan Guidelines

Uncurable Violation Enforcement

Standby Electric Generators Guidelines

Electronic and Telephonic Action Policy

Conflict of Interest Policy

Violation Enforcement Resolution

Drought-Resistant Landscaping and Natural Turf Guidelines

Flag Display Guidelines  
Rainwater Collection Devices Guidelines  
Roofing Material Guidelines  
Solar Energy Device Guidelines  
Religious Item Display Guidelines  
E-mail Registration Policy  
Membership Voting Policy

Weston Oaks Homeowners Association, Inc. Pool Rules are filed under Document No. 20190042150.

Weston Oaks Homeowners Association, Inc. Fining and Enforcement Policy are filed under Document No. 20190106485

Weston Oaks Homeowners Association, Inc Pool Rules are filed under Document No. 20200017521

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Community Enhancement Fee Owner to Owner - \$200.00 (\$100 Seller / \$100 Buyer)
- Community Enhancement Fee Builder to Owner - \$200.00 (Builder Pays full Amount)

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and**

performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25<sup>th</sup> day of October, 2021.

Weston Oaks Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

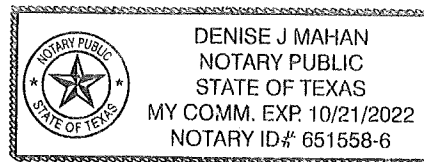
County of Bexar §

This instrument was acknowledged and signed before me on 25<sup>th</sup>,  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Weston Oaks Homeowners Association, Inc., on behalf of said association.

Denise J Mahan  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210300930  
**Recorded Date:** October 27, 2021  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/27/2021 4:17 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk